

Deer Mountain Community Organization
Special Meeting Minutes
Tuesday, April 21, 2015
2995 County Rd. 27A, Cotopaxi, CO 81223

Meeting Called to Order: 2:04 p.m.

Members Present: Rob Adams (acting chairman), Elaine Foster (acting secretary), Sandi Specht (Treasurer), Jim Oslin, Jayne Oslin, LeeAnn Adams, Jane Walter, Becky Girdler, Wes Girdler, Sharlana Ververs, Sarah Killough

Non-members Present: Roger Amos, Mike Specht

Quorum Established: by Rob Adams. Rob announced that only the 3 issues mentioned in the email blast for this special meeting can be voted on during the meeting: well pump repairs, 5-acre lot donation offer, and chairman position vacancy.

[1] Well Pump Repairs: Rob gave report. Water is not going to rental house. Renter is bringing in water for his family. Dave Voluntine, well-repairman, has ordered a new well pump. It is expected to arrive in 1 or 2 days. Depth of the well and the cost of piping and wiring that will also need to be replaced is still unknown, so the cost is estimated to be between \$1,000 and \$2,000.

MOTION: by Rob to use money from the Building Fund to pay for all necessary well repairs. Seconded by Jayne Oslin. Discussion followed: No time to investigate solar options because water to the rental home needed asap. New well pump, etc., will upgrade the property for the future. "Mechanical -Breakdown" rider on rental property insurance policy may pay all except a \$500 deductible. Sandi has a call into the insurance claims adjuster. Motion passed 11-0.

[2] 5-Acre Lot Donation Offer: Elaine Foster and Sarah Killough explained the details of the offer by Mike Fujimoto, from out of state, to donate a 5-acre parcel of land to DMCO. Discussion followed about the location of the property (in the burn area), property taxes, title company, and the procedure for accepting a land donation, giving a quit-claim deed, listing the property, the estimated profit that may be gained, and what could be done if the property does not sell.

MOTION: by Elaine that we pay Fidelity Title \$10 to research liens on the parcel and if a red flag appears we decline the offer. If there are no red flags, we then give the donor a quit-claim deed and a non-profit tax receipt. Three checks are needed: \$10 for Fidelity's search, \$14 to file the deed with Fremont County, \$118 to pay the 2014 property taxes. Then the details of the donation are presented to the members at the May General Meeting to make a decision then about listing and advertizing the lot. Seconded by LeeAnn. Questions about the procedure followed. Motion passed 11-0.

[3] Chairman Position Vacancy: On Monday, April 20, 2015, Darlene Mills took DMCO papers, notebooks and keys to Sandi Specht's house. At Sandi's house, Darlene announced she was resigning as chairman. Darlene also sent an email to several DMCO members, signing it "Darlene Mills, Previous Chairman." The resignation and nominations for a new chairman were discussed.

MOTION: by Rob to accept Darlene Mill's resignation, with regret, and to appoint Elaine Foster to serve as chairman for the remainder of Darlene's term (until December 31, 2015). Seconded by Sharlana. Motion passed 11-0.

Meeting Adjourned: at 2:46 p.m.

Submitted by Elaine Foster, Acting Secretary